



Glendale Road, Burnham-on-Crouch, Essex CM0 8LY
Price £350,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****200 FT+ REAR GARDEN WITH NO ONWARD CHAIN**** Positioned favourably with a variety of shortcuts in to the centre of Burnham with it's historic High Street, array of local shops, pubs, restaurants and other amenities including railway station, is this wonderful opportunity to purchase a detached chalet style residence in need of modernisation with a simply stunning rear garden measuring in excess of 200'. While the property itself does require modernisation throughout it offers superb potential and spacious living accommodation commencing on the ground floor with an entrance hall with adjoining pantry cupboard leading to a utility room, three generously sized reception rooms, kitchen, bathroom and conservatory. The first floor then offers a spacious landing leading to two well proportioned double bedrooms, both of which are complimented by built in storage in addition to a separate WC. Externally, the property enjoys the aforementioned wonderful well stocked rear garden which has been meticulously cared for over the years and measures in excess of 200'. The frontage is generally of low maintenance and comprises a driveway providing off road parking for several vehicles and access to a garage at the side. An early inspection of this property is strongly advised to fully appreciate the potential on offer in addition to it's wonderful outside space. Energy Rating F.

FIRST FLOOR:

LANDING:

Double glazed window to side, radiator, access to loft space, airing cupboard housing hot water cylinder, built in eaves cupboard, doors to:

WC:

Access to loft space, two piece white suite comprising low level wc and wall mounted wash hand basin with tiled splashback, extractor fan.

BEDROOM 1:

14'2 x 11'6 > 8'10 (4.32m x 3.51m > 2.69m)

Dual aspect room with windows to rear and side, radiator, built in wardrobes.

BEDROOM 2:

11'7 x 7'9 (3.53m x 2.36m)

Window to rear, radiator, built in eaves storage cupboard.

GROUND FLOOR:

ENTRANCE HALL:

Obscure glazed entrance door to front, tiled floor, part wood panelled walls, access to large pantry cupboard (7'7 x 3'8), door to:

UTILITY:

10'9 x 4'5 (3.28m x 1.35m)

Dual aspect room with windows to front and side, roll edged work surface with space and plumbing below for washing machine, single bowl/single drainer sink unit with storage cupboard below and tiled splashback, tiled floor, part wood panelled walls, wall mounted boiler, door to:

DINING ROOM:

14'11 x 11'2 (4.55m x 3.40m)

Glazed double doors to rear, radiator, gas fire with display mantle over, wood effect floor, doors to:

SITTING ROOM:

12'3 x 11'11 (3.73m x 3.63m)

Window to side, radiator, wood effect floor, obscure glazed sliding doors to:

LIVING ROOM:

11'11 x 10'10 + bay (3.63m x 3.30m + bay)

Secondary glazed bay window to front, radiator, gas fire with display mantle over, wood effect floor.

FAMILY BATHROOM:

Secondary glazed obscure window to front, radiator, 3 piece white suite comprising bath with antique style mixer tap and shower attachment, pedestal wash hand basin and close coupled wc, tiled walls and floor, wall mounted cabinet.

KITCHEN:

12'2 x 6'10 (3.71m x 2.08m)

Double glazed window to rear, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring gas hob with extractor over and oven below, part tiled walls, tiled floor, glazed door to:

CONSERVATORY:

11' > 9'9 x 9'11 (3.35m > 2.97m x 3.02m)

Double glazed French style doors opening onto rear garden, full height double glazed windows to sides and rear, tiled floor.

EXTERIOR:

REAR GARDEN:

approx 205 ft (approx 62.48m ft)

Commencing with a large raised paved patio seating area housing greenhouse and timber storage shed with steps down to remainder which is predominantly laid to lawn with a wonderful variety of mature and established plants, shrubs and trees planted throughout, further greenhouse in rear section of garden, side access path and gate leading to:

FRONTAGE:

Paved frontage providing off road parking for several vehicles, access to:

GARAGE:

Wide opening doors to front, power and light connected, personal door to rear.

TENURE & COUNCIL TAX BAND:

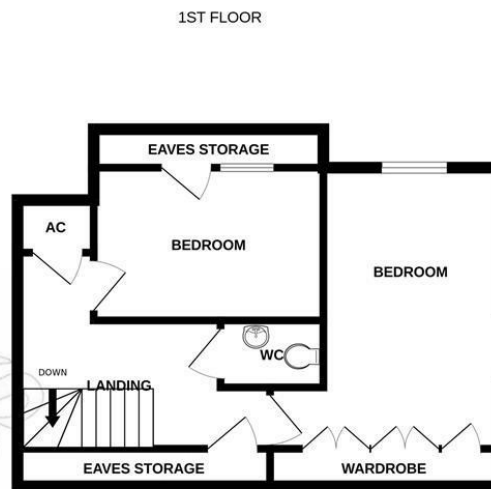
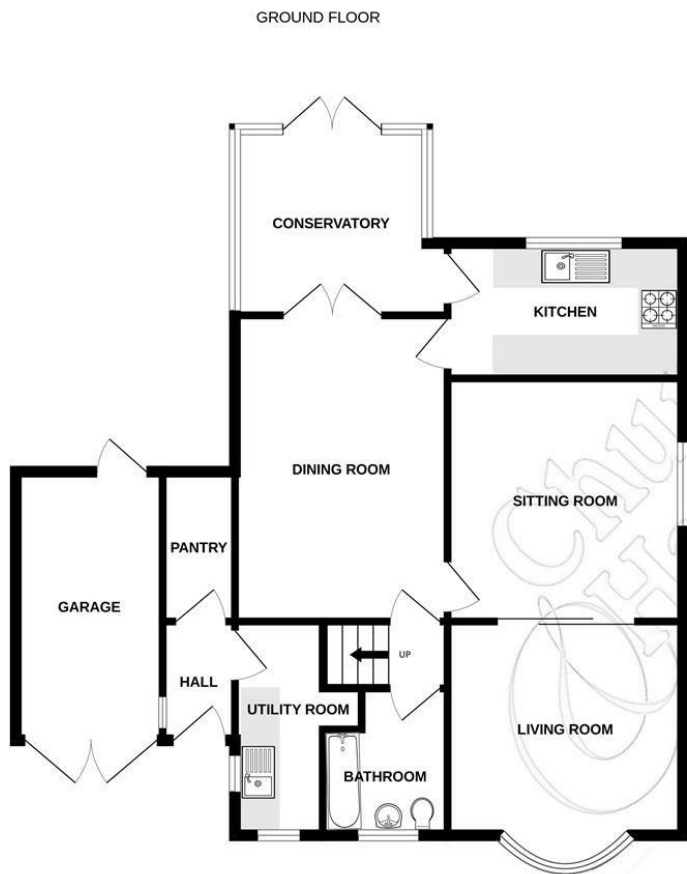
This property is being sold freehold and is Tax Band D.

BURNHAM-ON-CROUCH:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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